

November 26, 2012

Lee Webb
Vice President of Aircraft Services
Wipaire Inc.
1700 Henry Avenue, So.
St. Paul, Minnesota 55075

RE: Leesburg International Airport Site

Dear Mr. Webb:

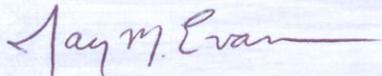
The City of Leesburg appreciates your interest in locating your business at Leesburg International Airport. To facilitate your company's decision to construct a new facility at the Airport, the City of Leesburg is issuing this letter to assure you that I as the City Manager and our City Staff will support the granting of a right of first refusal to Wipaire, Inc., to lease approximately 5 acres of property at the Airport for a period of two years from the date of this letter. The property area that the City is prepared to make available to Wipaire has been generally denoted on the enclosed aerial and is labeled as Parcel "B".

The terms of this right of first refusal would be that if the City receives an offer to lease this same property during the term, the City will first extend to Wipaire, Inc. the right to lease the property under terms no less favorable to the City than the offer made by the third party. Wipaire, Inc. would have a period of time (the length of which is to be negotiated before a formal document is approved as noted below) within which to decide if it desires to lease the property. If so, the City and Wipaire, Inc. would enter into negotiations for a formal lease. In that lease the City must reserve a right of access for vehicles and aircraft to traverse the leased property from the land lying to the North, to the taxiway and runway lying South of the property.

A legally binding right of first refusal can only be granted by the City after all material terms have been reduced to writing and the written instrument has received approval by a majority vote of the City Commission at a public meeting. While we as City staff cannot guarantee City Commission approval, we will recommend to the City Commission that this formal approval be given. Past history has shown the City Commission to be very supportive of economic development efforts such as yours.

The City of Leesburg looks forward to working with your company toward the opening of a substantial business operation at Leesburg International Airport.

Respectfully,



Jay M. Evans
City Manager

Cc: Doug Drymon, Deputy City Manager
Ken Thomas, Housing and Economic Director

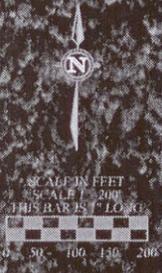


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- AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER -

Fire Station #2
APR 2012

CITY PROPERTY
AREA = PARCEL "A"
150,576.060 SQ. FEET
OR 3.457 ACRES



LOWES

CITY PROPERTY
AREA = PARCEL "B"
218,066.490 SQ. FEET
OR 5.006 ACRES

PRIVATE PROPERTY
AREA = PARCEL "C"
190,054.450 SQ. FEET
OR 4.363 ACRES

PROPERTY LINE

OLD RAILROAD RIGHT-OF-WAY

